

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Michael Beckendorf
Leo Gonzalez
Bobby Gutierrez
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 17, 2014 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**
- 3. HEAR CITIZENS.**
- 4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 5, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

5. CONSENT AGENDA.

- a. Approval of minutes from the **workshop** and **regular** meetings on April 3, 2014.
- b. Master Plan **MP14-02: Heritage Lakes Estates Subdivision** **Drawing1** **Drawing2**
Proposed Revised Master Plan of Heritage Lakes Estates Subdivision, being 83.92 acres of land out of Richardson Perry League, located at the north corner of Steep Hollow and Elmo Weedon Roads in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Zimmermann)

c. Right-of-Way Abandonment [RA13-04](#): Bowery Street at W. 17th Street

A request to abandon a 50-foot wide and 96.91-foot long portion of Bowery Street right-of-way between Lowery Street and West 17th Street adjacent to Lots 15 and part of Lot 16 of the West Side Addition – Phase 2, and Lots 8 and 9 in Block 2 of the Zimmerman Addition in Bryan, Brazos County, Texas. (M. Dalton) [Drawing1](#) [Drawing2](#) [Drawing3](#)

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

6. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning [RZ14-09](#): George Z. Lopez

A request to change the zoning classification from Residential District – 5000 (RD-5) to Office District (C-1) on property located at 1213 Ertle Street at the southwest corner of Ertle Street and N. Coulter Drive, approximately 280 feet south from its intersection with East William Joel Bryan Parkway, being Lot 24 of John F. Ertle Subdivision – Phase 2 in Bryan, Brazos County, Texas. (R. Haynes)

b. Rezoning [RZ14-08](#): Glen Conrad

A request to change the zoning classification from Industrial District (I) to Residential District – 5000 (RD-5) on property located at 1410 Finfeather Road, being 0.35 acres of land adjoining the west side of Finfeather Road between Eden Lane and Palasota Drive, specifically occupying Lot 15 of Coulter's Subdivision of the Lobello Tract in Bryan, Brazos County, Texas. (R. Haynes)

c. Rezoning [RZ14-10](#): City of Bryan

A request to change the zoning classification from Industrial District (I) to Residential District – 5000 (RD-5) on approximately 5.5 acres of land bounded by Eden Lane, Finfeather Road and Palasota Drive, as well as on approximately 0.29 acres of land adjoining the north side of Eden Lane between Finfeather Road and Barbara Street, being Lots 1, 9 thru 14, and 17 of Coulter's Subdivision of the Lobello Tract, as well as Lots 1 thru 5 and Lot 13 in Block 3, and Lot 2 and the west half of Lots 7 and 8 in Block 2 of Noble Eden Subdivision in Bryan, Brazos County, Texas. (R. Haynes)

7. ADJOURN.

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

The next regular meeting of the Planning and Zoning Commission is tentatively scheduled for Thursday, May 1, 2014 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE

THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.